

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : October 23, 2018 **(BOT) Date:** November 01, 2018

SUBJECT: PC 18-32, 98 E. 13th Street

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development *WJH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Qudsia Zaheer, requests that the Village approve a map amendment from the Roosevelt Road Corridor B4A District to the R2 Single-Family Residence District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the November 1, 2018 Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: November 1, 2018

SUBJECT: **PC 18-32, 98 E. 13th Street**

Please find the following items for Village Board consideration as part of the November 1, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-32; and
3. An Ordinance granting approval of a map amendment (rezoning) to the R2 Single Family Residence District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the November 1, 2018 Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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November 1, 2018

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 18-32, 98 E. 13th Street – Map amendment to rezone property from B4A Roosevelt Corridor District to R2 Single-Family Residence District

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Qudsia Zaheer, requests that the Village approve a map amendment from the Roosevelt Road Corridor B4A 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 October 15, 2018. Sworn in to present the petition were Badar and Qudsia Zaheer, the petitioners, and Anna Papke, Senior Planner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Zaheer presented the petition. He said he had purchased the property intending to develop it with a commercial office building. However, he had been unable to develop any plans for the site that were feasible due to the size of the property and other factors. He was seeking to rezone the property for low-density residential uses.

Ms. Zaheer added that it might be possible to build a duplex on the property under the proposed R2 zoning.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is currently vacant and is located on 13th Street immediately behind property that fronts Roosevelt Road. 13th Street is a mixture of low- and medium-density residential development. The subject property is currently zoned for commercial development, but the size and location of the property make commercial development challenging.

The Comprehensive Plan designates the property as appropriate for medium density residential uses. Staff notes that in 2013, the Plan Commission conducted a workshop to determine the appropriate land use recommendation for the area. The Plan Commission indicated a preference for residential development that would be compatible with other residential properties along 13th Street. The proposed rezoning would be consistent with the Plan Commission's earlier recommendation for the area, and with the Comprehensive Plan. Staff supports the request.

Ms. Papke noted that the proposed R2 zoning would allow a single-family home by right. A duplex would be a conditional use in R2; any plans for a duplex would need to receive conditional use approval through the Plan Commission and Village Board.

Ms. Papke noted that the Village had received a letter from a property owner across the street from the subject property suggesting that the property be used for a park or residential purposes. A copy of this letter had been distributed to Commissioners.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-32.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 18-32: 98 E. 13th Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 98 E. 13th Street, and described in Section 2 hereto, from Roosevelt Road Corridor B4A District to R2 Single-Family Residence District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 15, 2018, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to R2 Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 98 E. 13th Street, Lombard, Illinois, and legally described as follows:

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Re: PC 18-32
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PARCEL ONE: LOT 4 (EXCEPT THE NORTH 30.0 FEET AND EXCEPT THE WEST 20.0 FEET) IN SHARON'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 376 FEET OF THE NORTH 660 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1961 AS DOCUMENT R61-24633, IN DUPAGE COUNTY, ILLINOIS; PARCEL TWO: LOT 32 (EXCEPT THE NORTH 83.0 FEET AND EXCEPT THE EAST 41.0 FEET THEREOF) IN HARRISON HOMES, INC., LOMBARD VILLA UNIT NUMBER TWO, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1954 AS DOCUMENT 714319 AND CERTIFICATES OF CORRECTION FILED JUNE 23, 1954 AS DOCUMENT 721020 AND SEPTEMBER 9, 1954 AS DOCUMENT 729526, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-20-100-076

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2018.

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Re: PC 18-32
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Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk

