

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

ANNEXATION & MAP AMENDMENT (REZONING) – 19W231 17TH STREET

SEPTEMBER 15, 2014

Title

PC 14-28

Petitioner

Bojidar Petrov
East Development, LLC
446 Courtney Circle
Sugar Grove, IL 60554

Property Owner

Herman & Sheila Milos
135 W. Madison Street
Villa Park, IL 60181

Property Location

19W231 17th Street
Trustee District #3

Zoning

Unincorporated DuPage County
R-3 Single Family Residence
District

Existing Land Use

Single-family home with
attached photography studio

Comprehensive Plan

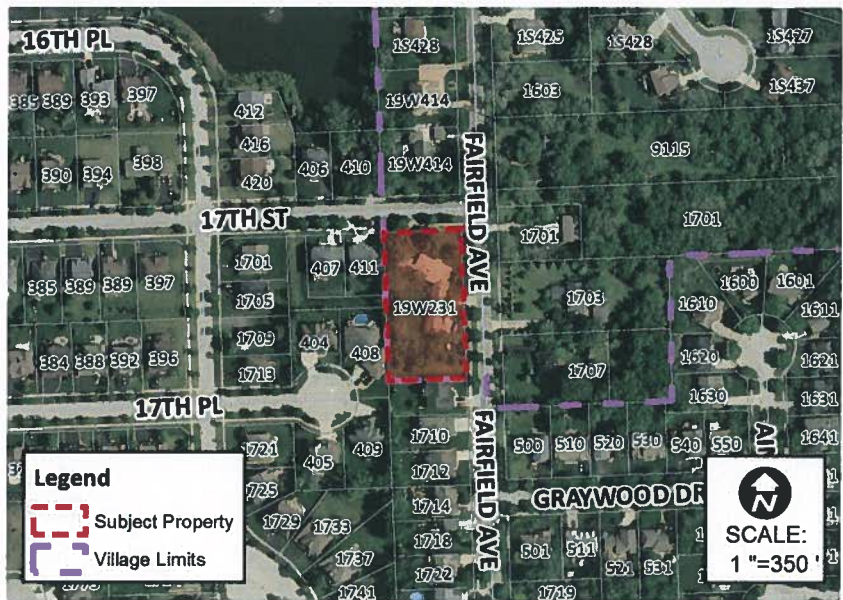
Low Density Residential

Approval Sought

Annexation and map
amendment (rezoning) from R0
Single-Family Residence District
to the R2 Single-Family
Residence District.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests annexation to the Village of Lombard and a map amendment (rezoning) from the R0 Single-Family Residence District to the R2 Single-Family Residence District.

Upon annexation, the petitioner intends to perform a phased series of resubdivisions that will ultimately end with the demolition of the existing structure and four (4) separate lots suitable for new single-family homes. The phases of development are attached as Exhibits A, B, and C.

APPROVAL(S) REQUIRED

Per Section 155.103 (E) map amendments may be proposed by the owner of the property involved, or an authorized representative, the Village Board, the Plan Commission, Zoning Board of Appeals, or other village officials. A map amendment requires a public hearing and written recommendation from the Plan Commission to the Village Board.

The Annexation Agreement, Plat of Annexation, and Plat of Resubdivision will also be voted upon by the Village Board.

EXISTING CONDITIONS

The subject property is currently improved with a one-story brick single-family home with an attached photography studio. There are

PROJECT STATS

Lot & Bulk

Parcel Size: 38,323 sq. ft.
(after dedication of right-of-way)

Building Area: 3,566 sq. ft. (to be demolished)

Lot Coverage: approx. 22%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front: 30' (80.7')

Interior Side: 6' (19.9')
(West)

Corner Side: 20' (61.0')
(East)

Rear: 35' (68.0')

Lot Width: 60' (175.0')

Submittals

1. Petition for a public hearing, submitted August 12, 2014;
2. Response to Standards for a Map Amendment;
3. Plat of Survey, prepared by Professional Land Surveying, Inc., dated July 31, 2014 and submitted August 12, 2014;
4. Site Plan(s) – Phase 1, 2A, and 2B, all prepared by Professional Land Surveying, Inc., dated July 31, 2014 and submitted August 12, 2014;
5. Plat of Annexation (for Village Board review) submitted August 12, 2014; and
6. Minor Plat of Resubdivision (for Village Board review), submitted August 12, 2014.

two (2) driveways which access both 17th Street to the north and Fairfield Avenue to the east. There is currently a thirty-three foot (33') wide easement along the outer edges of the property on which portions of 17th Street and Fairfield Avenue are located. This easement will be formally dedicated as public street right-of-way within the Plat of Resubdivision.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review of all new single-family homes will be conducted during the building permit process.

Fire Department:

The Fire Department requires the residential development to meet the standards for maximum fire hydrant spacing.

Private Engineering Services:

Private Engineering Services (PES) is aware of the potential for stormwater management issues. PES has already met with the petitioner and is still actively working with the petitioner to avoid any unforeseen obstacles to the redevelopment of this site.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R-3 (DuPage County)	Single-family home
South	R2	Single-family home
East	R-3 (DuPage County)	Single-family homes
West	R2	Single-family homes

The proposed map amendment is consistent with the physical context and zoning of the surrounding single-family residential area.

2. Comprehensive Plan Compatibility

The proposed single-family home residential development is consistent with the Comprehensive Plan's recommendation of low density residential.

3. *Zoning Ordinance Compatibility*

The subject property, and the subsequent phased development, meets all lot, bulk, and setback standards for the R2 Single-Family Residence District.

4. *Subdivision and Development Ordinance Compatibility*

The initial resubdivision (Phase I) allows for a two-lot subdivision in which the existing structure can remain and a new, vacant, parcel to the south can be developed with a single-family home. Future resubdivisions (seen in Exhibits A, B, and C) will not require zoning relief, but will require the removal of the existing structure. The proposed resubdivisions are as follows:

Phase 1: A resubdivision of the existing parcel into two separate, but unequal sizes, parcels in which the southern parcel will be vacant and ready for development as a single-family home. The existing home will remain untouched on the second parcel.

Phase 2A: As there is currently a tenant leasing the existing single-family home through the spring of 2015, the tenant will be able to finish their lease with the petitioner. However, because the southern portion of the existing single-family home is not used as living space, but rather was a photography studio, Phase 2A proposes to demolish the studio space to make room for another lot suitable for development as a single-family home. The living area of the existing single-family home will remain on a separate lot.

Phase 2B: Depending on the construction time of Phase 1 and the termination date of the lease for the tenant within the existing single-family home, the petitioner may be able to bypass Phase 2A and demolish the entire structure and complete a three-lot resubdivision all in Phase 2B.

5. *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. Contiguity will be established via the properties to the west and south.

FINDINGS & RECOMMENDATIONS

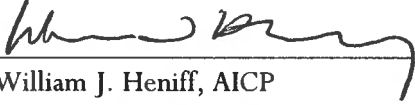
Staff finds that the proposed annexation and map amendment (rezoning) are compatible with the surrounding land uses and zoning, the Village of Lombard Comprehensive Plan, and the Village of Lombard Zoning Ordinance. Staff has reviewed the response to standards for a map amendment (rezoning) included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested map amendment (rezoning) and finds that the proposed map amendment (rezoning) **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-28:

Based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the map amendment (rezoning) is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-28, subject to the following conditions:

1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village;

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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STANDARDS FOR CONDITIONAL USES

Response to the applicable STANDARTS

1. Compatibility with existing uses of property within general area of the property in question

The existing use of the property within the general area is designated residential. The new use is compatible as it is also residential.

2. Compatibility with the zoning classification of property within the general area of the property in question

The existing zoning classification (R3) of the property within the general area of the property in question and the proposed zoning classification (R2) are compatible as they are both designated for residential use.

3. The suitability of the property in question to the uses permitted under the existing zoning classification

The property in question is suitable to the uses permitted under the existing zoning classification.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification

The proposed property zoning classification supports the trend of development and will include the development of four properties.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification

The surrounding property is zoned residential (R2) and is compatible with the permitted uses listed in the proposed zoning classification (R2).

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives

Per the current Comprehensive Plan for the Village of Lombard and its long term master plans to increase R2 zoning, the proposed amendment will develop R2 zoned residential properties and therefore will positively impact said objectives.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification

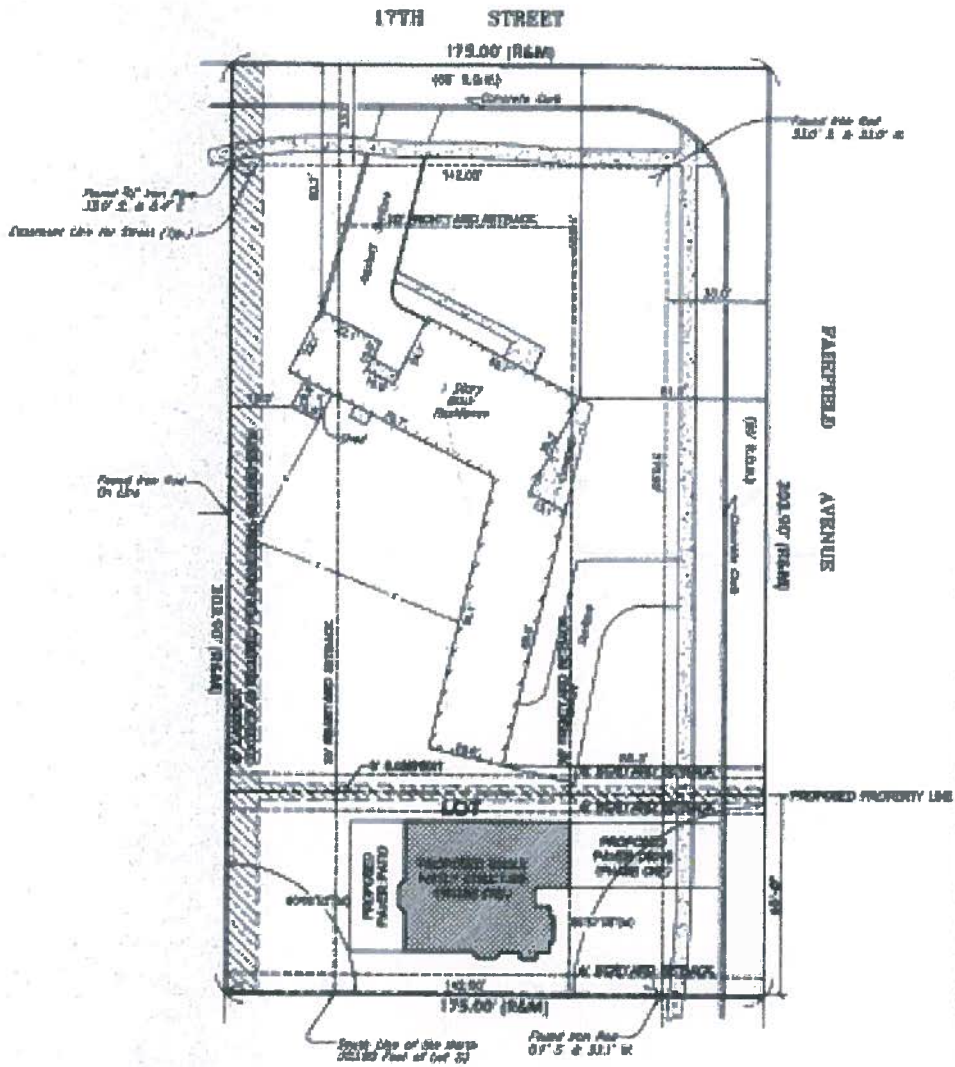
The property in question is suitable for permitted uses listed in the proposed zoning classification.

EXHIBIT A: SITE PLAN – PHASE 1

PLAT OF SURVEY

OF

THE NORTH 250.00 FEET, AS MEASURED ALONG THE EAST AND WEST LINES, 1/4 SECTION 23 OF THE TOWN OF HIGHLAND ROAD TOWNSHIP OF THE EAST HALF OF THE SOUTHWEST QUARTER, THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH 125.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NUMBER 224 1262 IN COUNTY CLERK'S OFFICE ALSO KNOWN AS THE EAST 575 FEET OF THE SOUTH 200 FEET OF THE NORTH 200 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BY CHARGE COURT, ILLINOIS.



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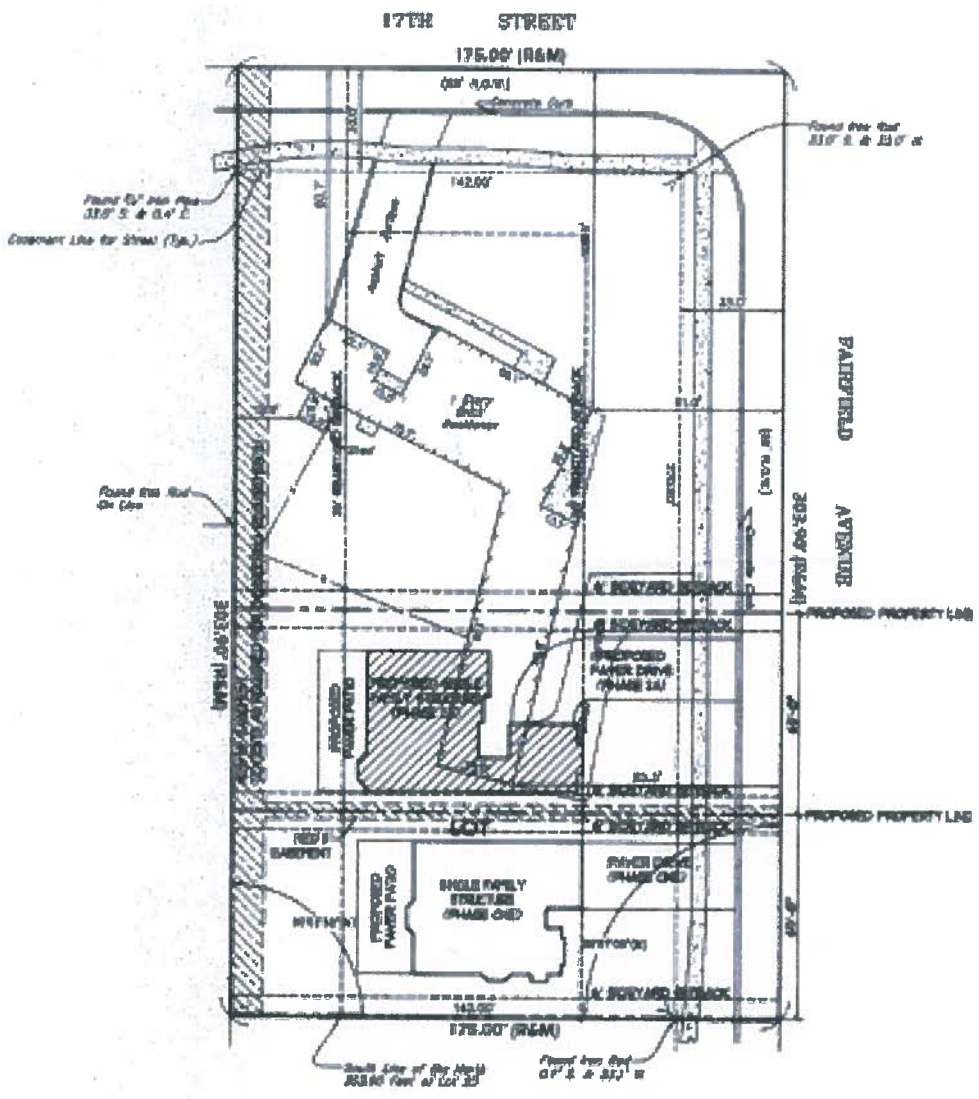


EXHIBIT B: SITE PLAN – PHASE 2A

PLAT OF SURVEY

OF

THE NORTH 253.00 FEET, AS MEASURED ALONG THE EAST AND WEST LINES, BARRIAGE OF LOT 25 IN THE YORK TOWNSHIP IMPROVEMENT AGREEMENT PLAT NO. 1, (ALSO KNOWN AS HIGHWAY ROAD PLATS) OF THE EAST HALF OF THE SOUTHWEST QUARTER, THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 11 EAST OF THE 4TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1949 AS DECLARED PARTS, ALSO KNOWN AS THE EAST 125 FEET OF THE NORTH 458 FEET OF THE NORTH 188 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 11 EAST OF THE 4TH PRINCIPAL MERIDIAN IN DECEASE COUNTY, ILLINOIS.



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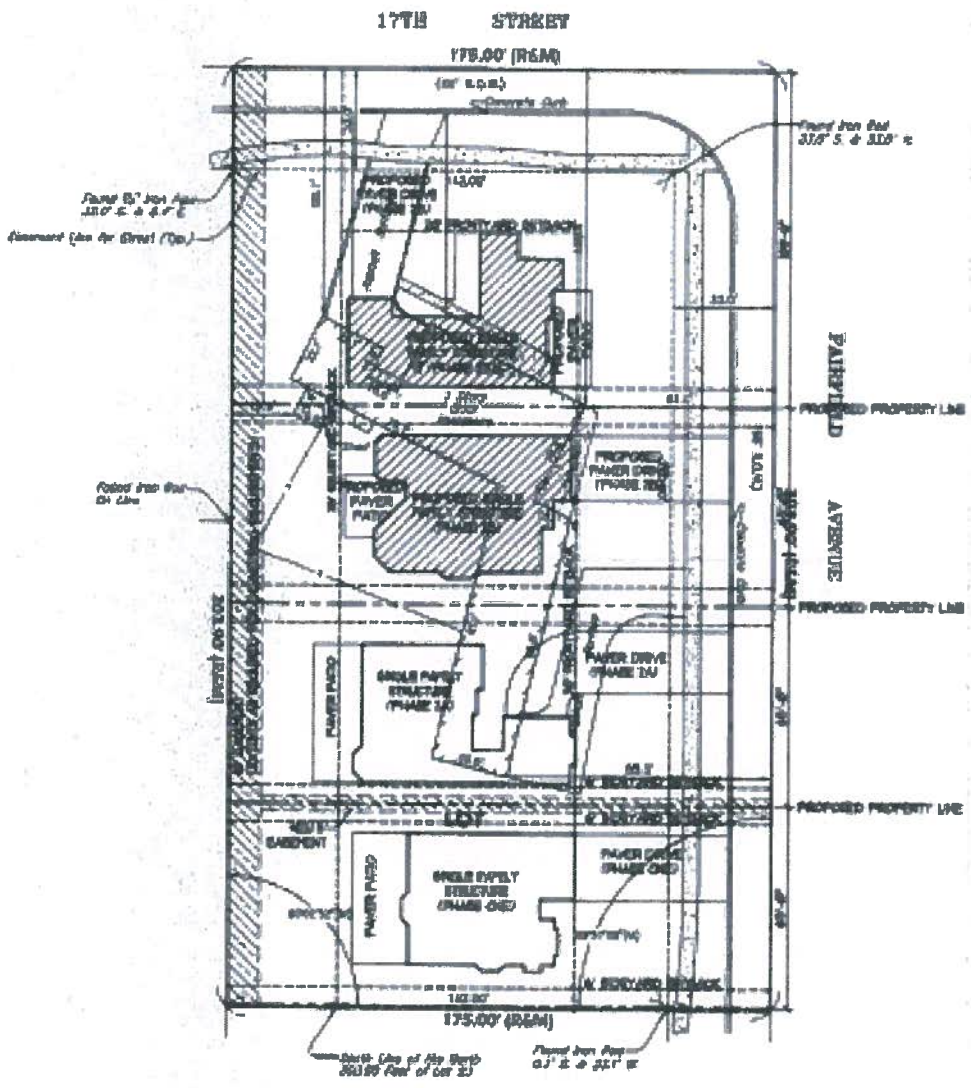


EXHIBIT C: SITE PLAN – PHASE 2B

PLAT OF SURVEY

OF

THE NORTH 800.00 FEET, AS MEASURED ALONG THE EAST AND WEST LINES, VENDOR OF LOT 23 IN THE 2000 TORONTO SUBDIVISION AGREEMENT PLAT NO. 1, (ALSO KNOWN AS HIGHWAY 1000 PARCEL) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 11 EAST OF THE 4TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN HEREBY REFERRED TO AS T.S. 1153 AS DOCUMENT 1424274, ALSO KNOWN AS THE EAST 175 FEET OF THE SOUTH 800 FEET OF THE NORTH 800 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 11 EAST OF THE 4TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN HEREBY REFERRED TO AS T.S. 1153 AS DOCUMENT 1424274, IN GARAGE COUNTY, ALBERTA.



2B

