

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: October 17, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-38; 1801 S. Main Street: Associated with an involuntary annexation to the Village, the Village requests approval of a map amendment rezoning subject properties from the R1 Single-Family Residential District to R2 Single-Family Residential District.

GENERAL INFORMATION

Petitioner: Village of Lombard

PROPERTY INFORMATION

Existing Land Use: Single-family residence

Size of Property: 13,200 sq. ft.

Comprehensive Plan: Recommends Estate Residential

Existing Zoning: DuPage County R-4 Single-Family Residence District

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District – single-family homes

South: R2 Single Family Residence District – single-family homes

East: R2 PD Single Family Residence District Planned Development – currently under construction as the Yorkshire Woods single-family subdivision

West: R2 Single Family Residence District – single-family homes

ANALYSIS

SUBMITTALS

This report is based on the following documents:

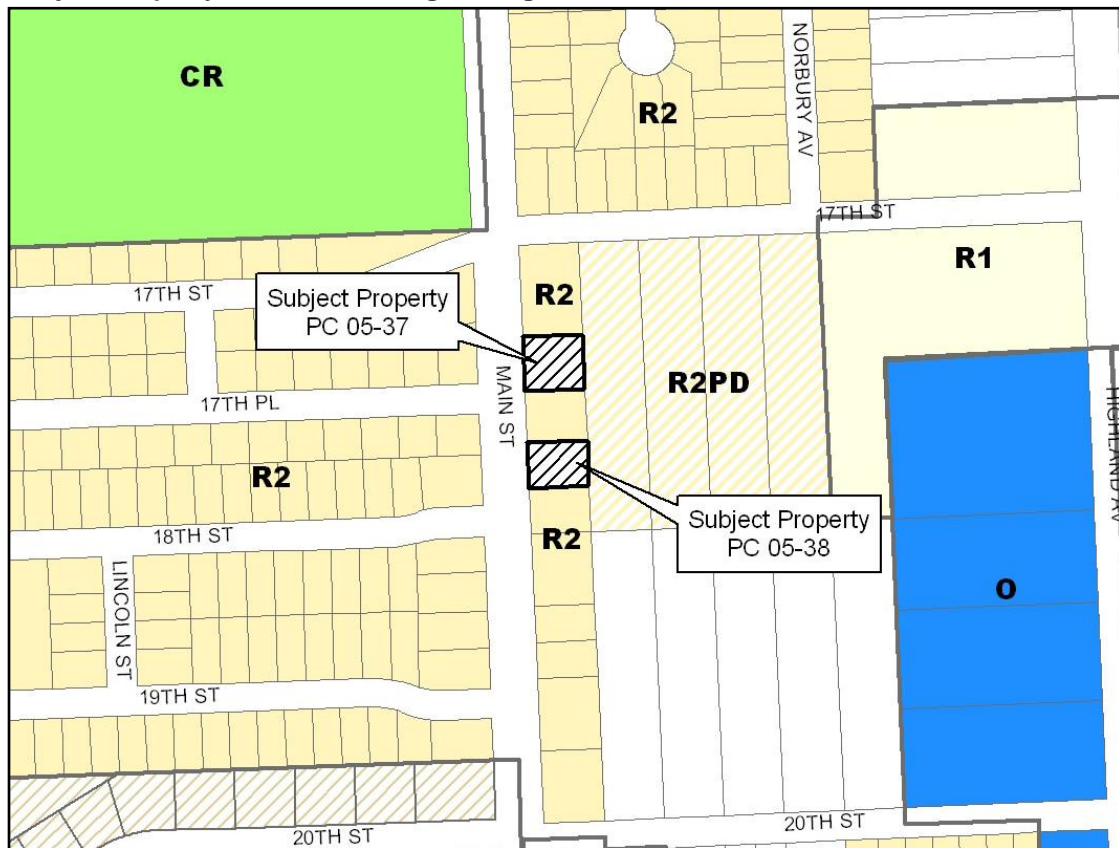
1. Plat of Annexation, prepared by Glen D. Krisch Land Surveyor, Inc., last revised September 23, 2005.

DESCRIPTION

The subject property is currently within unincorporated DuPage County. In 1976, the property owners (who are still the current property owners) signed a Utility Agreement so that they could connect to Village water. The involuntary annexation of this property is scheduled to be considered as part of a public hearing at the November 3, 2005 Board of Trustees meeting.

The Plan Commission is being asked to consider the appropriateness of rezoning the subject property from the R1 Single-Family Residence District to the R2 Single-Family Residence District.

Subject Property and Surrounding Zoning



INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

The Fire Department/Bureau of Inspectional Services has no comments at this time.

Engineering – Public Works

The Public Works Engineering Division has no comments.

Engineering – Private Engineering

The Private Engineering Services Division has no comments on this petition.

Utilities

The Utilities Division of the Department of Public Works has no comments.

Planning

Staff finds that the proposed rezoning meets the Standards for Map Amendments as set forth in the Zoning Ordinance:

- 1) *Compatibility with existing uses of property within the general area of the property in question;* The subject property is an existing single-family residence surrounded by other single-family homes.
- 2) *Compatibility with the zoning classification of property within the general area of the property in question;* All of the surrounding properties are within the R2 District.
- 3) *The suitability of the property in question to the uses permitted under the existing zoning classification;* The subject property is a single-family residence, which is permitted within the R1 District.
- 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 properties to the east were annexed into the Village and rezoned to from the R1 District to the R2 District earlier this year (Yorkshire Woods Subdivision).
- 5) *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;* The surrounding properties are single-family residences, which are permitted within the R2 District.
- 6) *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment on the said objectives;* The Comprehensive Plan calls for this area to be developed as Estate Residential (four units per acre). The property presently has a

density of 3.3 units per acre. This property is not large enough or wide enough to permit a subdivision unless it is combined with one or more neighboring properties.

- 7) *The suitability of the property in question for permitted uses listed in the proposed zoning classification.* The subject property is a single-family residence, which is permitted within the R2 District.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, 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 requested relief complies with the standards required by the Lombard Zoning Ordinance; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 05-38.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd