

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 : March 27, 2018 **(BOT) Date:** April 5, 2018

SUBJECT: PC 18-12: 190 S. Vance Street/Zoey's Resubdivision

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

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an Ordinance granting approval of a minor plat of resubdivision, known as Zoey's Resubdivision, with a variation from Section 155.407(E) of the Zoning Ordinance to allow a lot width of 57 feet, where a minimum lot width of 60 feet is required for Lot 1 of the proposed resubdivision, located within the R2 Single -Family Residence District.

The Plan Commission recommended approval of this petition by a vote of 5-0.
Staff requests a waiver of 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 *WJH*

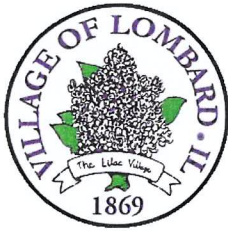
MEETING DATE: April 5, 2018

SUBJECT: **PC 18-12, 190 S. Vance Street/Zoey's Resubdivision**

Please find the following items for Village Board consideration as part of the April 5, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-12;
3. An Ordinance granting approval of a variation from the Lombard Zoning Ordinance for the property located at 190 S. Vance Street.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the April 5, 2018 Board of Trustees agenda for with a waiver of first reading requested by the petitioner.



VILLAGE OF LOMBARD

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April 5, 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 18-12, 190 S. Vance Street/Zoey's Resubdivision

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. La Gambina Homes Inc., petitioner, requests that the Village take the following action on the subject property located within the R2 Single-Family Residence District:

1. Approve a minor plat of resubdivision, known as Zoey's Resubdivision, with a variation from Section 155.407(E) of the Zoning Ordinance to allow a lot width of 57 feet, where a minimum lot width of 60 feet is required for Lot 1 of the proposed resubdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 26, 2018. Sworn in to present the petition were: Anna Papke, Senior Planner; and Frank La Gambina, representing the petitioner.

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. La Gambina addressed the Plan Commission. He was requesting approval of a minor plat of subdivision with a variance for lot width on Lot 1 of the proposed resubdivision. He stated that Lot 1 is unique due to the angle of Glen Oak Road, which results in a lot that is 57 feet wide at the point 30 feet behind the front yard. He noted that the front lot line would exceed 60 feet, and that Lot 1 meets the lot area requirement for the District.

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 petitioner, La Gambina Homes Inc., is requesting approval of a minor plat of resubdivision. The subject property is located in the R2 Single-Family Residence District, and is developed with one single-family home. The petitioner proposes to subdivide the property into three lots with frontage along Vance Street. The existing home will remain on Lot 2 of the resubdivision.

Lot 1 in the resubdivision requires a variation for lot width. Lot 1 will be 57 feet wide, whereas the Zoning Ordinance requires lots in the R2 District to be a minimum of 60 feet wide. Lots 2 and 3 will meet the minimum lot width requirement. All three lots will meet the minimum lot area requirement.

The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.

The Planning Division notes that the need for the variance arises from a combination of the way that lot width is measured and the particular geometry of the subject property. Per the Zoning Ordinance, lot width is measured in the first 30 feet behind the front yard. The subject property is located at the corner of Vance Street and Glen Oak Road. Due to the angle of Glen Oak Road, the front lot line of Lot 1 is 63 feet wide, but the lot as measured per the definition of "lot width" is 57 feet wide.

Staff also notes that the three-foot lot width reduction will not be visible to neighboring properties across Vance Street, and will not impact the Union Pacific Railroad property on the other side of Glen Oak Road. There are a number of other lots in the neighborhood that do not meet the 60-foot lot width minimum; the proposed subdivision will not be out of character with the neighborhood. Existing development on Lot 2 and future development on Lots 1 and 3 will meet setback and open space requirements of the Zoning Ordinance.

Staff recommended approval of the petition subject to the conditions listed in the staff report.

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

Commissioner Olbrysh said he has no issue with the requested variance for lot width because the area is unique with the angling of Glen Oak Road. Commissioner Sweetser agreed with Commissioner Olbrysh.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 18-12, subject to the following two (2) conditions:

1. The relief for lot width granted herein shall apply only to Lot 1 of Zoey's Resubdivision, as drawn on the final plat submitted by the petitioner; and
2. Any buildings constructed on the proposed Lots 1, 2 and 3 shall meet the provisions of the Zoning Ordinance.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE
OF LOMBARD, ILLINOIS**

(PC 18-12; 190 S. Vance Street/Zoey's Resubdivision)

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, the subject property as defined below is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has heretofore been filed requesting approval of a minor Plat of Resubdivision with a companion variation from Title 15, Chapter 155, Section 155.407(E) of the Lombard Zoning Ordinance to reduce the required lot width from sixty feet (60') to fifty-seven feet (57') for Lot 1 of the proposed resubdivision (hereafter referred to as Zoey's Resubdivision); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 26, 2018, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees with a recommendation of approval for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to 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 a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.407(E) of the Lombard Zoning Ordinance to reduce the required lot width from sixty feet (60') to fifty-seven feet (57') for Lot 1 of Zoey's Resubdivision;

Ordinance No. _____

Re: PC 18-12

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SECTION 2: This ordinance is limited and restricted to the property generally located at 190 S. Vance Street, Lombard, Illinois, and legally described as follows:

LOTS 1 AND 2 (EXCEPT THE WESTERLY 60 FEET OF SAID LOTS, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1) IN BLOCK 1 IN Kiantone Addition to Lombard, Being a subdivision of part of the West 1/2 of Section 7, Township 39 North, Range 11, and part of the Southeast 1/4 of Section 12, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 12, 1912 as Document 110072, in Dupage County, Illinois.

Parcel No: 06-07-107-008

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The relief for lot width granted herein shall apply only to Lot 1 of Zoey's Resubdivision, as drawn on the final plat submitted by the petitioner; and
2. Any buildings constructed on the proposed Lots 1, 2 and 3 shall meet the provisions of the Zoning 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.

First reading waived by action of the Board of Trustees this _____ day of _____, 2018.

Passed on second reading this _____ day of _____, 2018.

Ayes: _____

Nays: _____

Ordinance No. _____

Re: PC 18-12

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Absent: _____

Approved this _____ day of _____, 2018

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me this _____ day of _____, 2018

Sharon Kuderna, Village Clerk