

March 26, 2018

Title

PC 18-12

Petitioner

La Gambina Homes Inc.
22W601 Ahlstrand Rd.
Glen Ellyn, IL 60137

Property Owner

Luxica, LLC
22W601 Ahlstrand Rd.
Glen Ellyn, IL 60137

Property Location

190 S. Vance Street
Lombard, IL 60148

Zoning

R2 – Single Family Residential

Existing Land Use

Single Family Residential

Comprehensive Plan

Low Density Residential

Approval Sought

A variation to reduce the required minimum lot width for a property in the R2 district; approval of a minor plat of resubdivision.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

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.

Lot 1 in the resubdivision requires a variation for lot width. The Zoning Ordinance defines lot width as “the horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the required front yard.” The required front yard in the R2 district is 30 feet, meaning lot width is measured in the area 30 to 60 feet behind the front lot line. Lot 1 will have a width of 57 feet. The R2 district requires a minimum lot width of 60 feet.

The front lot line of Lot 1, adjacent to Vance Street, is 63 feet wide.

Lots 2 and 3 meet the minimum lot width requirement and do not require any variances. The existing house will remain on Lot 2. The house will meet setback requirements upon resubdivision. The detached garage will be rebuilt and the driveway reconfigured to take access from Vance Street.

As the proposed resubdivision requires relief in the form of a variance for lot width for the proposed Lot 1 only, it is subject to Plan Commission and Village Board review.

PROJECT STATS

Lot Area & Width – Proposed

	Lot Area	Lot Width
Lot 1	8,919 SF	57 feet
Lot 2	9,956 SF	60 feet
Lot 3	10,175 SF	60 feet

Submittals

1. Petition for a public hearing, dated February 19, 2018;
2. Response to Standards for a Variation, submitted February 19, 2018;
3. Boundary and Topographic Survey, prepared by Gentile & Associates, Inc.; and
4. Draft Plat of Resubdivision, titled Zoey's Resubdivision, prepared by Gentile & Associates, Inc.

APPROVAL(S) REQUIRED

The petitioner (La Gambina Homes Inc.) 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.

EXISTING CONDITIONS

The subject property is a corner lot located on the southwest corner of the intersection of Vance Street and Glen Oak Road/Hill Avenue. There is an existing single-family residence with detached garage on the center of the property. The proposed resubdivision would divide the property into three lots that have frontages along Vance Street. The existing single-family home will remain on Lot 2, and will meet required setbacks.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed resubdivision. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments or concerns regarding the proposed resubdivision. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has the following comment. Additional comments may be forthcoming during permit review.

1. Any proposed development or redevelopment on the subject property will be required to meet the provisions of Section 151.54 of the Flood Control Ordinance.

Public Works:

The Department of Public Works has no comment regarding the proposed resubdivision. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R2	Union Pacific Railroad and Glen Oak Road
South	R2	Single-family residence
East	R2	Single-family residence
West	R2	Single-family residence

The subject property is located within an established single-family residential neighborhood. Following resubdivision, the petitioner will leave the existing house as-is on Lot 2 and develop Lots 1 and 3 with new single-family residences.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for low-density residential development. The existing single-family home on Lot 2 and potential new single-family homes on Lots 1 and 3 are consistent with this designation.

3. Zoning Ordinance Compatibility

Minimum Lot Area

The Zoning Ordinance requires a minimum lot area of 7,500 square feet (5.8 DU/AC) for properties within the R2 zoning district (Section 155.407(D)). The proposed lot areas for Lots 1, 2 and 3 are 8,919 square feet, 9,956 square feet and 10,176 square feet, respectively.

Minimum Lot Width

The Zoning Ordinance requires a minimum lot width of 60 feet in the R2 zoning district (Section 155.407(E)). Lots 2 and 3 meet this requirement. Lot 1 will have a lot width of 57 feet, requiring a variance.

Open Space

The Zoning Ordinance requires properties in the R2 district to maintain a minimum of 50% of the lot area in open space (Section 155.407(H)). All three lots in the proposed resubdivision will comply with the 50% minimum requirement.

Setbacks

Following the proposed resubdivision, the existing home on Lot 2 will meet the minimum setback requirements in the R2 district. Future development on Lots 1 and 3 will meet setback requirements.

4. Request for Variance

If resubdivided as proposed, only Lot 1 will require a lot width variance. To be granted a variance, petitioners must show that they have affirmed the standards for variations outlined in Section 155.103(C)(7). Staff offers the following commentary on these standards with respect to this petition:

1. *That because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner has been shown, as distinguished from if the strict letter of the regulations were to be applied.*

The subject property is located at the intersection of Vance Street and Glen Oak Road/Hill Avenue. Glen Oak Road/Hill Avenue runs at an angle to the southwest, so that the subject property is wider at the front lot line (east property line) than it is at the back lot line (west property line). Due to the angle of the street, 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.

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other properties within the same zoning classification.*

The proposed variance will apply only to Lot 1 in the proposed resubdivision, which is impacted by the angling of Glen Oak Road/Hill Avenue. This condition does not impact Lots 2 and 3 in the proposed resubdivision, nor does it impact other properties in the surrounding neighborhood.

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

This standard is affirmed. While the owner seeks to develop and sell the Lot 1 property, it is the atypical dimensions of the lot that necessitate the relief, irrespective of the property owner.

4. *The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.*

The hardship is related to the particular definition of "lot width" in the Lombard Zoning Ordinance, which reads:

§ 155.802 - Rules and definitions.

Lot width is the horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the required front yard. In no instance shall the required front yard exceed the yard requirements of the zoning district in which such lot is located. In addition, the front lot line shall be at least 75

percent of the lot width, except that lot on cul-de-sacs shall be exempt from this requirement.

Staff notes that the definition of “lot width” in the Lombard Zoning Ordinance is unusual in that it requires lot width to be measured at the narrowest point in the thirty feet beyond the front yard setback line. Staff surveyed nearby municipalities and found that it is more common to measure lot width at the required front setback line. Measured at the front yard setback line, Lot 1 is 60 feet wide.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The three-foot lot width reduction will not be visible to neighboring properties across Vance Street, where the front lot line of Lot 1 will be 63 feet wide. Similarly, the north property line of Lot 1, across from the Union Pacific Railroad on Glen Oak Road/Hill Avenue, will not change as a result of the subdivision; it will remain 162 feet wide.

6. *The granting of the variation will not alter the essential character of the neighborhood.*

Lots in the immediate neighborhood vary widely in terms of lot width, lot area and lot configuration. Several nearby lots are less than 60 feet wide. These lots are shown in the map below. The proposed variation will not alter the character of the surrounding neighborhood.

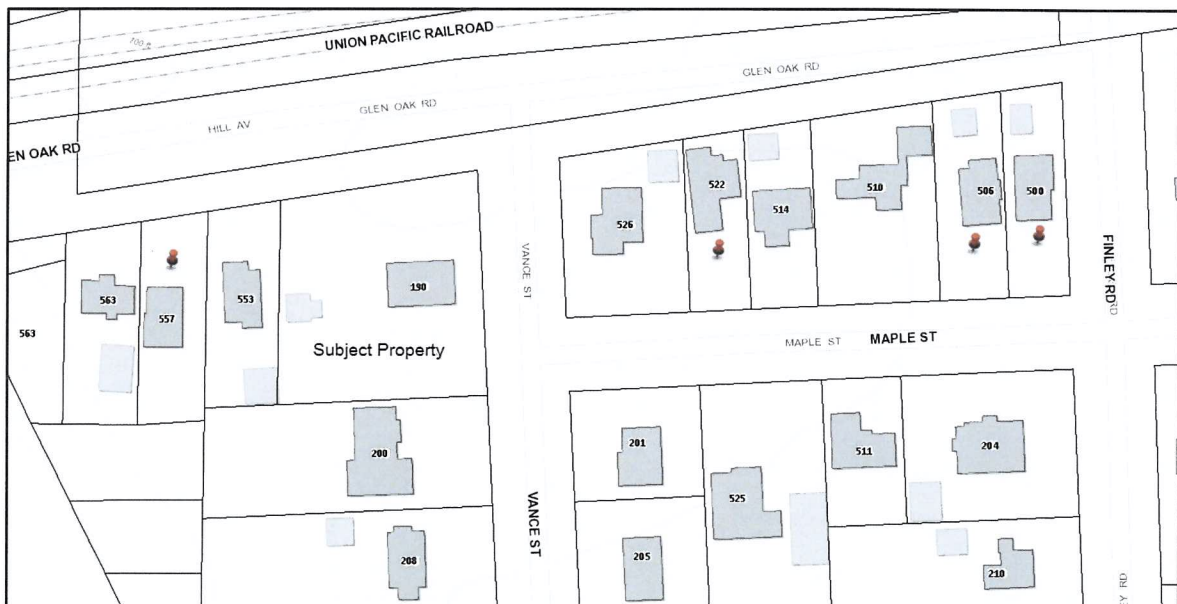


Figure 1. Lots less than sixty feet wide.

7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood*

This standard is affirmed.

Staff finds that the variation request meets the standards for variation and is supportive of the variation.

SITE HISTORY

Village records indicate this property has never been before the Plan Commission or Zoning Board of Appeals.

FINDINGS & RECOMMENDATIONS

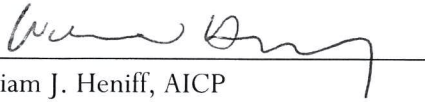
Staff finds the proposed resubdivision and companion variation(s) to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 variance **complies** with the standards required by the Village of 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 18-12 subject to the 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.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2018\PC 18-12\PC 18-12_IDRC Report.docx

Standards for Variations Responses for 190 Vance ST Lombard IL 60148

- 1. Due to the angle of Glen Oak Drive The lot width at the point it is measured is 57.08 feet, as opposed to the 60 feet it should be. (Section 155.802) states that the lot with shall be measured at the first 30 feet of lot depth immediately in back of the required front yard. Since the lot has over 8,900 square feet we ask that the variance be granted.**

- 2. The variance sought here is generally not applicable to other properties because there are 2 unique features which are causing the variance request. First this is a corner lot, and Second the steep angle of Glen Oak Drive is what is causing the lot to not be 60' at the 30 feet of lot depth immediately in back of the required front yard. The lot is greater than 60 feet wide at the building setback line.**

- 3. The request for this variance is not primarily based upon a desire for financial gain.**

- 4. The difficulty is being caused by the angle of the street (Glen Oak Drive) and the lot width (Section 155.802) states that the lot with shall be measured at the first 30 feet of lot depth immediately in back of the required front yard. The angle of the lot is causing the difficulty due to the roads (Glen Oak Dr.) angle, and not by anyone currently involved with this property**

- 5. The variance request will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

- 6. The Variation Request will not alter the character of the neighborhood.**

- 7. The request for variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. It will actually raise values of the surrounding homes.**