

February 7, 2008

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 08-03; 1022 S. Finley Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take following actions on the subject property:

1. Approval of an Annexation Agreement;
2. Annexation to the Village of Lombard;
3. Approval of a map amendment from the R0 Single-Family Residence District to the R1 Single-Family Resident District; and
4. Approval of a minor plat of subdivision with a variation from Section 155.405 (E) to reduce the required minimum lot width from seventy-five feet (75') to sixty feet (60').

Randy Willey presented the petition. He stated that they currently have a single-family home on a lot that is over one-half acre. They are requesting annexation and a two-lot subdivision with a lot width variation.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition. He then requested the staff report.

Jennifer Backensto, Planner II, presented the staff report. The subject property is located along Finley Road within the Flowerfield subdivision in unincorporated DuPage County. The petitioner wishes to subdivide the property into two single-family lots. To accomplish this, the petitioner is requesting annexation into the Village of Lombard, a map amendment from the R0 District to the R1 District, and a lot width variation from 75 feet to 60 feet.

The Comprehensive Plan recommends Estate Residential land uses at this location. The proposed single family uses and lot sizes are consistent with this

recommendation. As of October 2007, newly annexed properties are given R0 Single Family Residence zoning by default. Prior to the creation of the R0 District, properties were automatically assigned to the R1 Single Family Residence District. The petitioner is requesting R1 zoning, which is the zoning classification that was applied to the six Flowerfield annexations that occurred in 2005. Staff has no objection to the proposed map amendment as it is consistent with existing zoning classifications within the Flowerfield subdivision.

The minimum required lot width for R1 properties is 75 feet and the minimum lot area is 10,000 square feet. At approximately 12,000 square feet each, the proposed lots will meet the minimum lot area as required by the Zoning Ordinance. However, the proposed lots are only 60 feet wide.

In the petitioner's Response to Standards for Variations, they note that the proposed lots will be substantially larger (16%-20%) than the recently annexed and subdivided lots at Finley and Edgewood, which are 10,004 square feet and 10,370 square feet. The new lots would also have a density of 3.63 units per acre, which meets the Comprehensive Plan recommendation for a density of four or fewer lots per acre. Also, the lots directly east of the subject property (on the east side of Finley Road) are 61 feet wide and 7,564 square feet. While those R2-zoned properties are not within Flowerfield, they do share street frontage with the subject property and are consistent with the proposed 60-foot lot widths.

In considering a requested variation, staff typically looks at what sort of precedent might be established if a variation is granted. In this case, staff examined the lots within Flowerfield to see what other properties have similar characteristics to the subject property. Of the 117 parcels within Flowerfield, 110 are either unincorporated or have R1 zoning. Of these, 16 (not including the subject property) are at least 20,000 square feet and 120 feet wide. These properties, shown in the darker color on the map below, could make a similar argument for a lot width variation (not accounting for those properties where unusual shapes or orientation would preclude their subdivision). While not entirely unique to the subject property, the requested relief could not be applied to 86% of the properties within Flowerfield. Therefore, the proposed lot width variation would not alter the essential character of the neighborhood, even if it were applied to every possible property within the subdivision.

Each of the proposed lots will comply with all other aspects of the Zoning Ordinance, and the existing single-family home on the proposed Lot 2 meets the setback requirements of the R1 District. Given the subject property's proposed low density, large lot sizes, and transitional location between Flowerfield and the denser R2 neighborhoods to the east, staff can support the requested 60-foot lot width variation. The subject property is currently utilized as a single family residence, therefore there is no change in the property's compatibility with existing land uses. Staff's only comment on the proposed subdivision plat is that a standard five-foot wide public utilities and drainage easement must be provided along the north and south property lines of both proposed lots.

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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. As part of this agreement, staff is recommending that the existing coachwalk along Finley Road be relocated to a point one foot off the property line. This is consistent with what was done in the annexation agreement for 501 W. Edgewood and will, in time, result in a standard sidewalk south of Edgewood that will connect with the sidewalk adjacent to the Nicor property in Glen Ellyn.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Flint stated that this was a straight-forward petition.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-03 for the subject properties, subject to the following conditions:

1. That the proposed resubdivision shall be modified to include all public utility and drainage easements, as indicated in this report.
2. That the variation request shall be contingent upon the Village and the developer entering into an Annexation Agreement, with the Agreement being an Exhibit to the Ordinance approving the variation request.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission