

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### ANNEXATION & MAP AMENDMENT (REZONING) – 1200 & 1204 High Ridge Road

December 15, 2014

#### Title

PC 14-29

#### Petitioner

Shaheen and Hamid Humayun  
110 Livery Circle  
Oak Brook, IL 60523

#### Property Owner

Same

#### Property Location

1200 & 1204 High Ridge Road  
Trustee District #6 – if annexed  
06-16-400-001 and 06-16-400-002

#### Zoning

Unincorporated DuPage County  
R-4 Single Family Residence  
District

#### Existing Land Use

Two single-family homes

#### Comprehensive Plan

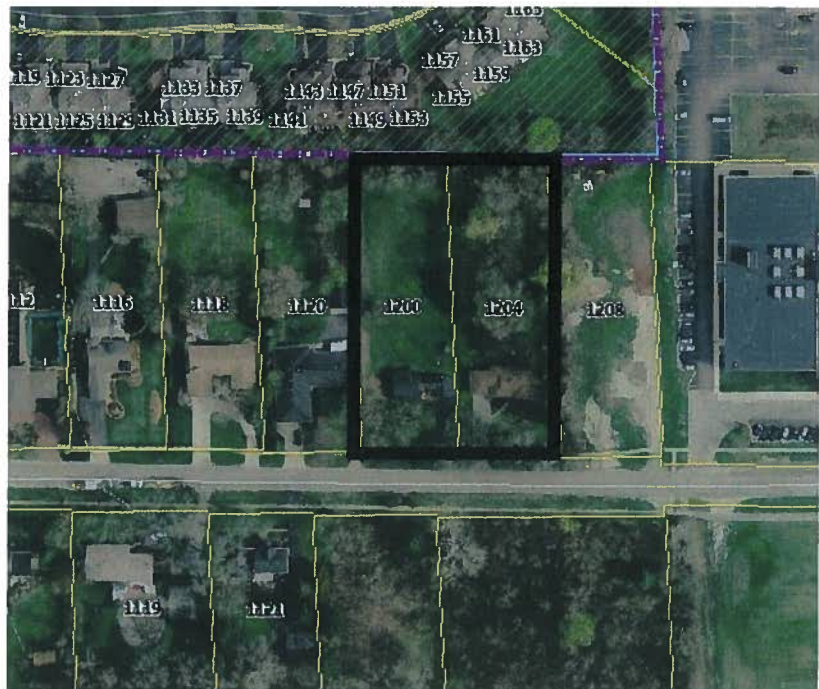
Estate Residential

#### Approval Sought

Annexation and map amendment (rezoning) from R0 Single-Family Residence District to the R1 Single-Family Residence District.

#### Prepared By

Jennifer Ganser  
Assistant Director



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 R1 Single-Family Residence District.

#### 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 and Plat of Annexation will be voted upon by the Village Board.

#### EXISTING CONDITIONS

The subject property is currently improved with two single-family homes. There are two (2) driveways which access High Ridge Road. There is currently a thirty-three foot (33') wide easement along the outer edges of the property on which portions of High Ridge Road is located. This easement will be formally dedicated as public street right-of-way within a new Plat of Vacation.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size:            Approximately  
   1.4 acres

**Req'd Setbacks & Lot Dimensions**

Front:                    30'  
Interior Side:          7.5'  
Rear:                     40'  
Lot Width:             75'

**Submittals**

1. Petition for a public hearing, submitted September 11, 2014;
2. Response to Standards for a Map Amendment;
3. Plat of Survey, prepared by C.M. Lavoie & Associates, Inc., dated February 12, 2014; and
4. Plat of Annexation (for Village Board approval) submitted October 23, 2014.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the project at this time.

**Fire Department:**

The Fire Department has no issues or concerns.

**Private Engineering Services:**

Private Engineering Services (PES) has no comments.

**Public Works:**

The Department of Public Works has no comments.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4PD	Multi-family homes
<b>South</b>	R-4 (DuPage County)	Vacant lot and single-family homes
<b>East</b>	R-4 (DuPage County)	Vacant lot
<b>West</b>	R-4 (DuPage County)	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 estate residential. The owners propose to build two (2) new single family homes on the lots in the future. The Comprehensive Plan also recognizes this as an area of future annexation.

3. **Zoning Ordinance Compatibility**

The lots meet the bulk requirements for the R1 zoning district. Any new homes would need to comply with the R1 zoning district regulations.

4. **Subdivision and Development Ordinance Compatibility**

No subdivision is requested or required.

5. **Annexation Agreement**

A companion annexation agreement for the subject property is being prepared. 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 north.

**FINDINGS & RECOMMENDATIONS**

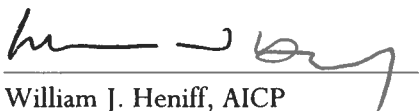
Staff finds that the proposed annexation and map amendment (rezoning) are compatible with the surrounding land uses and zoning, the Village of Lombard Comprehensive Plan, and the Village of Lombard Zoning Ordinance. Staff has reviewed the response to standards for a map amendment (rezoning) included 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 14-29:

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 14-29, 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; and
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 Map Amendments (Rezoning)**

1. The existing uses of properties within the general area of the properties in question are residential. The adjacent lots to the west have single-family homes on them. The adjacent lot to the east is vacant. The adjacent lot to the north has several multi-family homes on it. The proposed uses of the properties in question are residential. A single-family home is proposed for each lot.
2. The zoning classifications of properties within the general area of the properties in question are as follows:

- Far west: R1 (Village of Lombard)
- Near west, south and east: R-4 (Unincorporated DuPage County)
- North: R4PD (Village of Lombard)

All of these are residential zoning classifications. The properties in question are proposed to have one single-family home on each lot.

3. The existing zoning classification of the properties in question is unincorporated R-4. The R-4 classification has the following permitted uses: single family detached dwellings; excavation and/or filling; golf courses; day care homes; group homes; public land and buildings; temporary buildings; accessory buildings, structures and uses; and trails for recreation or transportation. Each lot currently has a single-family home on it, and a single-family home is proposed for each lot.
4. Examination of historical aerial photos has shown that development in the general area of the properties in question has been relatively stagnant. Many of the lots have been developed as residential and have remained so.
5. The properties in question are requesting a zoning classification of R1 within the Village of Lombard. The R1 classification has the following permitted uses: detached single-family dwellings; accessory uses and buildings; home occupations; home day care; and family care facilities. The surrounding properties to the west and south have single-family homes on each lot. The surrounding property to the north is multi-family homes. The surrounding property to the east is vacant, but has a residential zoning classification.
6. The Village of Lombard Comprehensive Plan indicates a desire by the Village to "Extend Village boundaries in accordance with the Village's established boundary agreements." The Comprehensive Plan also gives a recommended action regarding the future annexation area identified as "Area North of Roosevelt Road, Between Westmore Avenue and Villa Park". This recommended action states the following: "Annexation opportunities will likely be driven by private redevelopment activity necessitated by the need to connect to public utilities." This is precisely the reason for the proposed annexation. The annexation and redevelopment of these two properties would include extensions of the water main and sanitary sewer that would serve the future annexation area.
7. The properties in question are requesting a zoning classification of R1 within the Village of Lombard. The R1 classification has the following permitted uses: detached single-family dwellings; accessory uses and buildings; home occupations; home day care; and family care facilities. The properties in question are proposed to have one single-family home on each lot.



# Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

December 9, 2014

Mr. Donald Ryan  
Chairperson  
Lombard Plan Commission  
255 E. Wilson Avenue  
Lombard, IL 60148

Re: Public Hearing on Property at 1200 and 1204 High Ridge Road  
PIN 06-16-400-001 and 06-16-400-002  
Case No. PC 14-29

Dear Mr. Ryan:

The Forest Preserve District of DuPage County recently received notice of the proposed annexation and rezoning on the above property. We appreciate receiving timely notification of such requests that may have an impact on our nearby property, and thank you for the opportunity to comment.

District Staff has reviewed the information you provided and the requested annexation and rezoning and does not have any comments at this time. Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough  
Director of Land Preservation

cc: Joe Cantore, President  
Jeffrey Redick, District 2 Commissioner  
Bob Vick, Deputy Director of Natural Resources  
Mike Palazzetti, Deputy Director of Operations  
Jennifer Ganser, Assistant Director, Lombard Dept. of Community Development



