

August 18, 2005

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

Subject: PC 05-20; 509 & 515 W. Wilson Avenue

Dear President and Trustees:

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

1. Approval of an Annexation Agreement;
2. Annexation to the Village of Lombard;
3. Approval of a minor plat of subdivision with the following variations:
 - a. For Lots 1 and 2, a variation from Section 155.405 (E) to reduce the required minimum lot width from seventy-five feet (75') to seventy feet (70').
 - b. For Lot 3, a variation from Section 155.405 (E) to reduce the required minimum lot width from seventy-five feet (75') to seventy-one feet (71').

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 18, 2005. Mr. Mohammed Majeed, owner of 509 W. Wilson Avenue, presented the petition. Mr. Majeed read a prepared statement outlining the standards for variations. He stated that the proposed lots measure seventy-five feet at the front property lines. Mr. Majeed stated that the Village measures lot width thirty (30) feet beyond the building line causing the lots to not meet the minimum required width. He stated that each lot would meet both the 7,500 and 10,000 square foot area requirements. He stated that the lots are greater than 14,000 square feet each. Mr. Majeed stated that the variation is not based on financial gain. He stated that the subdivision had been prepared in good faith and believed that variations would not be necessary. He stated that surrounding properties would not be affected, as the lots would measure in excess of seventy-five feet at the front property lines.

Acting Chairperson Sweetser then opened the meeting for public comment. No one spoke for or against the petition.

Acting Chairperson Sweetser then requested the staff report.

Angela Clark, Planner II, presented the staff report. Ms. Clark stated that the petitioners' properties are located in the Flowerfield Subdivision in unincorporated DuPage County. The subject properties are located adjacent to Wilson Avenue. Wilson Avenue was vacated as a public street in the late 1950s by York Township. With approval of the vacation, the right-of-way was evenly divided between the abutting property owners. While the Village Board has deferred the construction of this roadway within the Capital Improvement Program (CIP), staff is working with the adjacent property owners to encourage them to approve the dedication of land for future street purposes. However, in order for this to occur, the Village will be required to annex portions of the vacated right-of-way. These actions will ultimately be taken by the Village Board.

Through these discussions, the property owners at 509 and 515 W. Wilson have inquired about redeveloping their existing residences and are proposing to resubdivide their properties from two lots into three buildable lots of record concurrent with their annexation request. As the proposed right-of-way rededication will result in the loss of land area for the subject properties, the proposed lots will not meet the minimum lot width for R1 zoned properties. The petitioners are requesting a reduction in the required minimum lot width in conjunction with the request for annexation. Ms. Clark stated that the lot frontage is measured sixty feet from the front property line. She stated that while the lots would appear to meet the minimum lot frontage at the property line, the lots actually measure seventy to seventy-one feet due to the dedication of the right-of-way.

Ms. Clark stated that as the land uses would not change, the proposed lots would be compatible with surrounding uses and the underlying zoning. She stated that staff was supportive of the petition.

Acting Chairperson Sweetser then opened the meeting for discussion among the Plan Commission members. There was no discussion amongst the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the relief associated with PC 05-20, subject to the following conditions:

1. That the proposed resubdivision shall be in conformance with the Plat of Resubdivision, Prepared by Gentile and Associates, Inc., and made as part of this request, except as amended as part of the final right-of-way dedication alignment.

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2. That the resubdivision shall not be considered approved until such time that the Village approves the dedication of the proposed Wilson Avenue right-of-way alignment and annexation request prior to consideration of the resubdivision request.
3. 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

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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