

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: January 28, 2008
FROM: Department of PREPARED BY: Jennifer Backensto, AICP
 Community Development Planner II

TITLE

PC 08-03; 1022 S. Finley Road: 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').

GENERAL INFORMATION

Petitioner: Randy Willey
 1022 S. Finley Road
 Lombard, IL 60148

Property Owner: Carrie A. Willey
 1022 S. Finley Road
 Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: Unincorporated DuPage County (zoned R-3 Residential)

Existing Land Use: Single-Family Residential

Size of Property: Approximately 24,000 square feet

Comprehensive Plan: Recommends Estate Residential

Surrounding Zoning and Land Use:

North: Unincorporated DuPage County zoned R-3 Single-Family Residential & R2 Single-family Residence District; developed as Single-Family Residences

South: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as Single-Family Residences

East: R2 Single-Family Residence District; Single-Family Residences

West: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as Single-Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Petition for Public Hearing.
2. Plat of Survey, Prepared by Glen D. Krisch Land Surveyor, Inc., dated December 12, 2007.
3. Plat of Willey II Resubdivision, Prepared by Glen D. Krisch Land Surveyor, Inc., dated December 18, 2007.

DESCRIPTION

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.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no comments.

PUBLIC WORKS

The Engineering Division and Utilities Division of the Public Works Department have no comments at this time.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services notes that fire hydrants must be provided at proper spacing to meet Fire Department requirements.

PLANNING

Compliance with the Comprehensive Plan

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

Compliance with the Zoning Ordinance

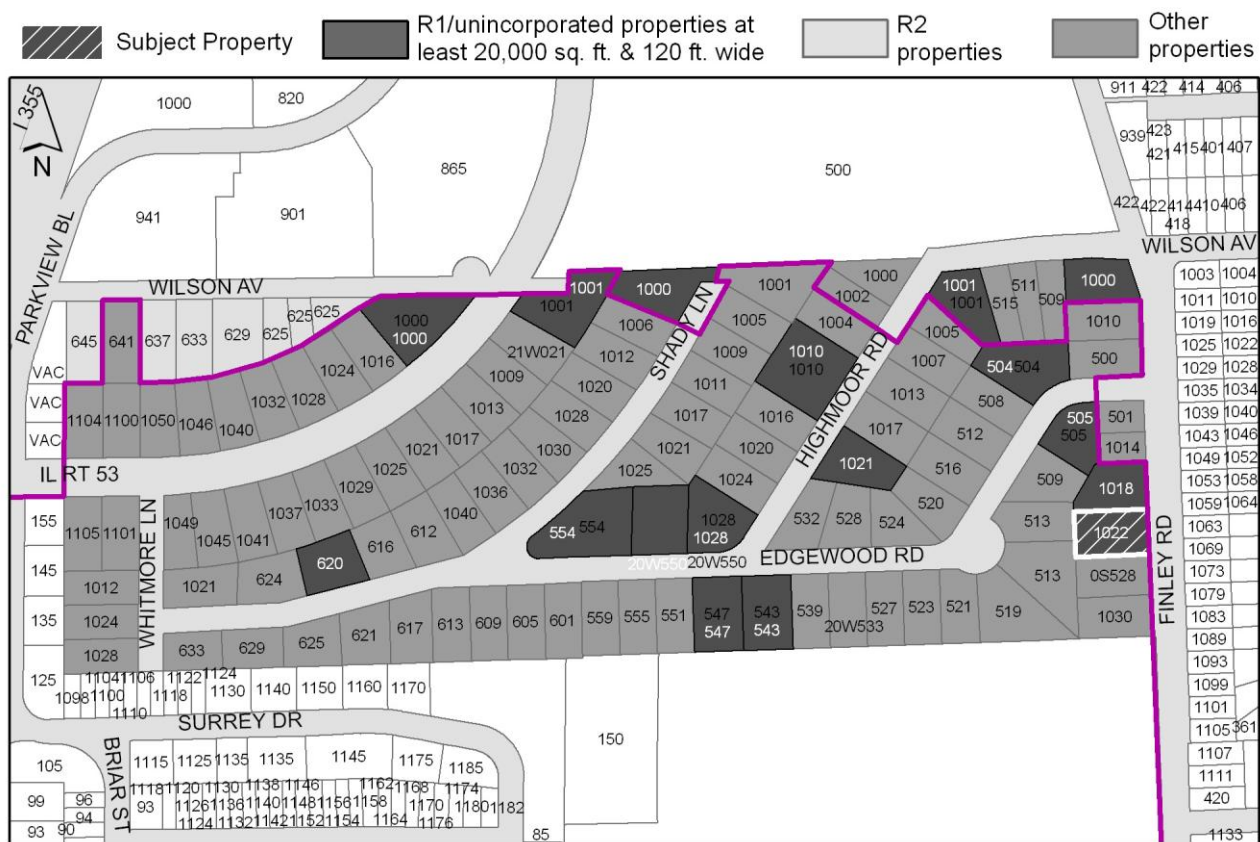
As of October 2007, newly annexed properties are given R0 Single Family Residence zoning by default. Prior to the creation of the R0 District, properties were automatically assigned to the R1 Single Family Residence District. The petitioner is requesting R1 zoning, which is the zoning classification that was applied to the six Flowerfield annexations that occurred in 2005 (501 W. Edgewood, Wilson Avenue, and Highmoor properties). 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.

Compatibility with Surrounding Land Uses

The subject properties are bordered by residential properties on all four sides. 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.

Compatibility with the Subdivision and Development Ordinance

The site currently consists of one lot, which the petitioner wishes to resubdivide into two lots. Each proposed lot meets the minimum area requirements and the proposed variations for width have been noted above. The proposed resubdivision is considered a minor development as the construction of a detached single-family home is excluded from the requirements of major developments identified by the Subdivision and Development Ordinance. Therefore, the petitioner will be required to meet the provisions of Section 154.305. This includes, but is not limited to the provision of sewer and water distribution systems to the proposed residences, sidewalks, and parkway trees. 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.

Annexation Agreement

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.

FINDINGS AND RECOMMENDATIONS

The proposed annexation and companion variations are compatible with the surrounding land uses and zoning. Based on the above, 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 proposal **complies** with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, I move 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, I recommend 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.

Plan Commission
Re: PC 08-03
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Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

ADC:
att-

c. Petitioner

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