

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: July 18, 2005

FROM: Department of                                      PREPARED BY: Angela Clark, AICP  
Community Development                                      Planner II

**TITLE**

**PC 05-20; 509 & 515 W. Wilson:** The petitioner requests the following actions are taken 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').

**GENERAL INFORMATION**

Petitioner/Property Owner:                      Marek Niedbalec  
515 W. Wilson Avenue  
Lombard, IL 60148

and

Mohammed & Fareeda Majeed  
4708 E. Beaubien Lane  
Lisle, IL 60532

**PROPERTY INFORMATION**

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

Existing Land Use:                      Single-Family Residential

Size of Property:                      Approximately 44,944 square feet (prior to Wilson Avenue right-of-way rededication)

Comprehensive Plan: Recommends estate residential

Surrounding Zoning and Land Use:

North: CR Conservation/Recreation District; developed as Sunset Knoll Park and the Lombard Park District Maintenance Facility

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. Public Hearing Application, dated June 17, 2005.
2. Plat of Annexation, Prepared by Gentile and Associates, Inc., dated October 25, 2004.
3. Preliminary Plat of Resubdivision, Prepared by Gentile and Associates, Inc., undated

### **DESCRIPTION**

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 street pavement surface has remained, albeit in poor condition, the former right-of-way continues to serve as a transportation link between Finley Road and Highmoor Avenue. Recognizing the value of the former right-of-way to the adjacent property owners, Park District visitors and Glenbard East students (the gravel parking lot north of the subject property is used by students), the Village has undertaken preliminary engineering studies to improve the vacated right-of-way and is seeking to establish a new Wilson Avenue right-of-way as depicted on the petitioner's

site plan. Its alignment is proposed to the area north of the vacated right-of-way and would connect Finley Road to Highmoor Avenue. 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.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The Private Engineering Services Division notes that should the overall redevelopment be less than one acre in size, storm water detention shall not be required for the proposed resubdivision. However, it shall be a requirement that future houses shall discharge their sump pumps to the Wilson Road right-of-way in order to minimize impact to the neighboring properties to the south.

### **PUBLIC WORKS**

The Engineering Division of the Public Works Department has no comments at this time.

The Utilities Division of the Dept of Public Works has reviewed the above mentioned subject and has the following comments:

Properly seal all wells and septic systems if located on the property according to DuPage County requirements.

The exiting residences are connected to public watermain and sewer systems. Any redevelopment will require connection to Village water and public sewer as well.

### **BUILDING AND FIRE**

The Fire Department/Bureau of Inspectional Services have no comments at this time.

## **PLANNING**

### **Compliance with the Comprehensive Plan**

The Comprehensive Plan recommends estate residential. The proposed single family uses and lot sizes are consistent with this recommendation.

### **Compliance with the Zoning Ordinance**

Newly annexed properties are given R1 Single Family Residential zoning by default. The minimum required lot width for R1 properties is seventy-five feet (75') and the minimum lot area is 7,500 square feet. The proposed lots will meet the minimum lot area as required by the Zoning Ordinance. Per the Zoning Ordinance, lot width is measured at the narrowest width within the first thirty (30) feet of lot depth immediately in back of the required front yard. As the required front yard area is thirty feet, the lot width is actually measured thirty feet beyond this point for the proposed lots (or in other words sixty feet from the front lot line). While the proposed lots measure approximately seventy-five feet (75') at the property line, Lots 1 and 2 measure seventy feet (70') in width and Lot 3 measures seventy-one feet (71') in width at the narrowest points identified by the Ordinance.

Staff can support the requested variations as the reduction in lot width occurred due to the proposed street dedication. There is adequate space on the lots to construct residences within the requirements of the Zoning Ordinance despite the reduced lot width. As the properties measure approximately seventy-five feet (75') in width at the front property lines, the visual appearance of the lots will be comparable to that of neighboring lots and will not alter the overall character of the neighborhood. Moreover, as the variation request is the direct result of their request to dedicate a portion of their property for right-of-way purposes, as opposed to their desire to get more developable lots out of the subject properties, staff can support this request as well.

Each of the proposed lots will comply with all other aspects of the Zoning Ordinance.

### **Compatibility with Surrounding Zoning**

The subject properties are bordered by residential properties to the south, east, and west. The Lombard Park District maintenance facility borders the property on the north. The subject properties are currently utilized as single family residences, therefore there is no change in the properties' compatibility with existing land uses.

### **Compatibility with the Subdivision and Development Ordinance**

The site currently consists of two lots. The petitioners plan to resubdivide the two lots into three lots. Each proposed lot meets the minimum lot 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 homes 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. However, given that the new Wilson Avenue alignment will not be approved or constructed for a number of years, staff will be incorporating modified provisions within the Annexation Agreement to address the subdivision requirements. These include:

1. That the petitioner shall provide an easement over the existing Wilson Avenue street pavement area for roadway purposes until the new Wilson Avenue is constructed.
2. That the developer shall provide a grind and overlay of the existing Wilson Avenue street surface, and
3. That the future property owners shall not object to a future special service or special assessment which will finance the reconstruction of the new Wilson Avenue right-of-way.

### **Annexation Agreement**

The petitioner will be 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.

## **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 does comply 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 05-20 for the subject properties, 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.
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.

Plan Commission  
Re: PC 05-20  
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Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

ADC:  
att-

c. Petitioner

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