

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

98 E. 13TH STREET (NORTHWEST CORNER OF 13TH STREET AND GARFIELD STREET)

October 15, 2018

Title

PC 18-32

Property Owner

Badar Zaheer
616 Ridgewood Ct.
Oak Brook, IL 60523

Petitioner

Qudsia Zaheer
616 Ridgewood Ct.
Oak Brook, IL 60523

Property Location

98 E. 13th Street

Zoning

B4A Roosevelt Road Corridor
District

Existing Land Use

Vacant

Comprehensive Plan

Medium Density Residential

Approval Sought

Rezone property to R2 Single-
Family Residence District

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner is requesting a map amendment to rezone the property at 98 E. 13th Street from the Roosevelt Road Corridor B4A District to the R2 Single-Family Residence District.

The subject property is currently vacant. It is located on 13th Street, immediately behind property that fronts Roosevelt Road. 13th Street is a mixture of mid- and low-density residential properties, many of which are unincorporated. The subject property is currently zoned for commercial development, but due to its size and location, commercial development on the site would be challenging. The Village's Comprehensive Plan designates the property as appropriate for residential uses.

The petitioner seeks to rezone the property to R2 in order to make residential development of the site possible in the future. The R2 District permits single-family homes by right. A two-family dwelling unit would also be possible with conditional use approval in the R2 District. The petitioner has no immediate plans to develop the property.

EXISTING CONDITIONS

The property is currently vacant.

APPROVAL(S) REQUIRED

Approve a map amendment from the Roosevelt Road Corridor B4A District to the R2 Single-Family Residence District.

Project Details

Parcel Size: 9,598 square feet
Parcel Width (facing 13th Street): Approx. 95 feet

Requested Actions

- 1. Approve a map amendment from the Roosevelt Road Corridor B4A District to the R2 Single-Family Residence District.

Submittals

- 1. Petition for public hearing, dated September 11, 2018;
- 2. Response to standards for map amendments, submitted with petition; and
- 3. Plat of survey, prepared by Exacta Illinois Surveyors, Inc., dated March 28, 2013.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B4APD	Strip shopping center
South	R-4 (DuPage Co.)	Single-family house
East	B4APD	Strip shopping center
West	R-4 (DuPage Co.)	Single-family house

The subject property is located at the corner of 13th Street and Garfield Street. Development along 13th Street consists primarily of single-family homes that are in unincorporated DuPage County. There are also eight townhomes located at the west end of 13th Street; the townhomes are within the corporate limits of the Village. The north side of the property abuts commercial property along the Roosevelt Road commercial corridor. See Figure 1.

The property is currently zoned for commercial uses. However, the size and location of the property are not conducive to commercial development. Moreover, the Comprehensive Plan designates the property for residential uses. Given the pattern of development along 13th Street and the Comprehensive Plan designation, staff concludes the proposed R2 zoning designation is appropriate on the subject property.

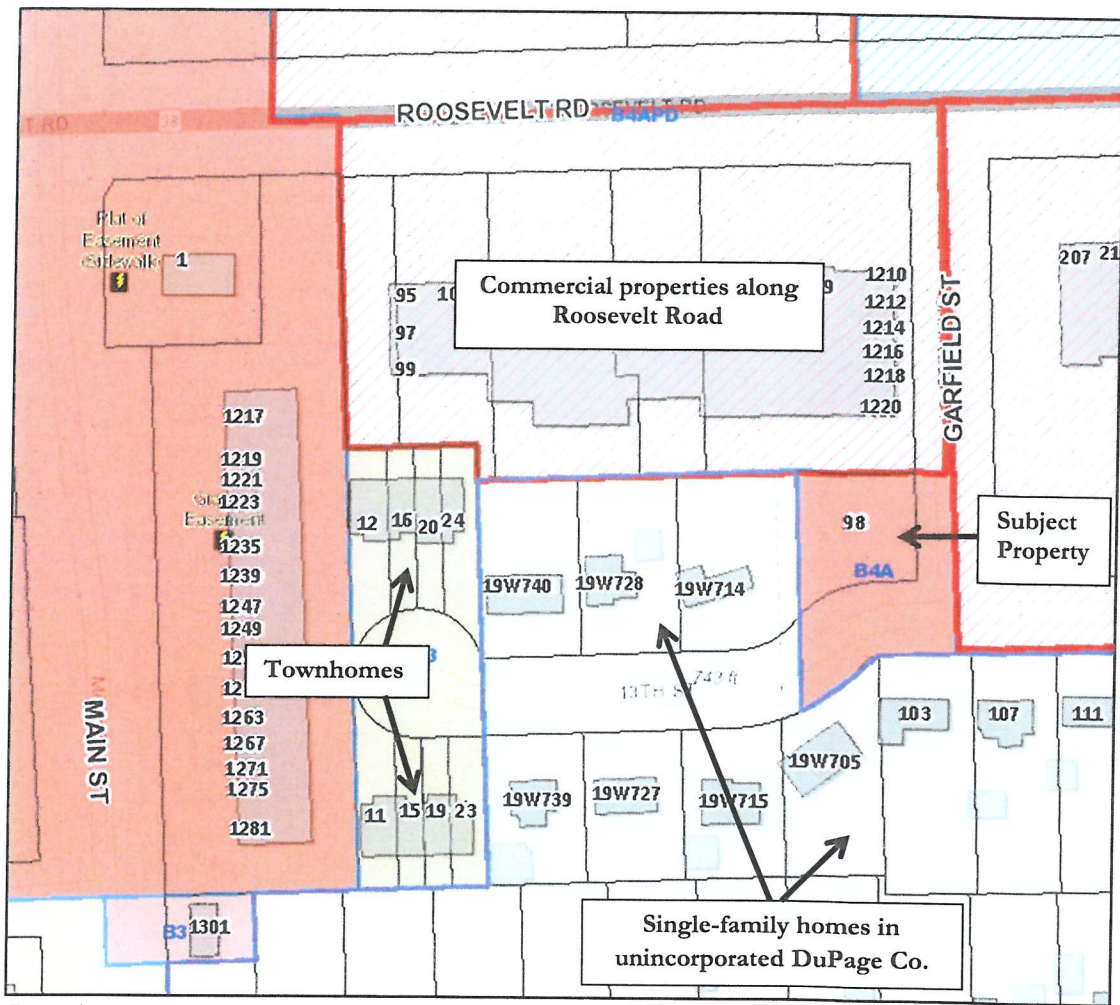


Figure 1.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the property as suitable for medium density residential development. This property and the adjacent properties to the west on 13th Street were the subject of a Plan Commission workshop in 2013 to discuss the appropriate Comprehensive Plan land use recommendation for the area. During that workshop, the Plan Commission indicated a preference for the subject parcel to be used for residential purposes rather than commercial development, noting that it is important to preserve the residential feel of the surrounding neighborhood. The subject property and others along this block of 13th Street were subsequently designated medium density residential in the 2014 Comprehensive Plan.

The proposed rezoning of the property to R2 would support the Plan Commission's policy directive to preserve the residential character of the neighborhood. While the most common development scenario in the R2 District is a single-family home, R2 does allow for two-family dwelling units as a conditional use. Either development scenario would be compatible with the medium density residential designation.

3. *Zoning Ordinance Compatibility*

The property meets minimum lot and area requirements for properties in the R2 District. The R2 District allows for single-family homes and a limited number of related uses by right. Two-family dwellings on lots abutting the B3, B4 or B4A commercial districts are conditional uses in the R2 district.

Staff notes that the subject property is not a lot of record. The property will need to be platted prior to development. This can be accomplished with an administrative plat of resubdivision.

SITE HISTORY

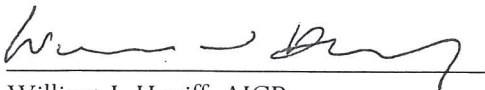
ZBA 90-4: Request for rear setback variance to construct office building. Request approved by Board but project never built.

March 2013: Plan Commission workshop conducted to obtain policy direction for future development of subject property and surrounding sites.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for zoning map amendments as established by the Lombard Zoning Ordinance. As such, 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 testimony presented, the proposed zoning map amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; 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 I recommend to the Corporate Authorities **approval** of PC 18-32.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2018\PC 18-32\PC 18-32_IDRC Report.docx

PETITIONERS' GUIDE TO THE PLAN COMMISSION

VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS)

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all map amendments (rezonings) of the Lombard Zoning Ordinance.

SECTION 155.103 (E)(8)(a) OF THE LOMBARD ZONING ORDINANCE:

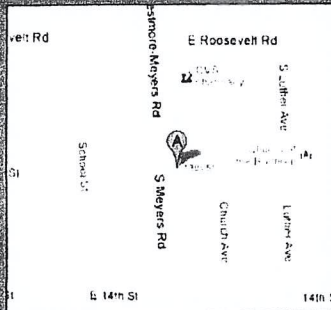
Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses of property within the general area of the property in question; Yes the surrounding areas are residential thus allowing a duplex or single family house to be built on the current lot size will be compatible with the surrounding properties.
2. Compatibility with the zoning classification of property within the general area of the property in question; The surrounding areas are currently zoned as residential properties. As the current lot size is greater than the amount required for a single residential home. This property will be compatible with the general area of the property.
3. The suitability of the property in question to the uses permitted under the existing zoning Classification; The lot size was not great enough to build commercial real estate under the current zoning classifications.
4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; Yes current development trends are tending towards more residential rather than commercial properties in this area.
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification; The proposed zoning classification is compatible with surrounding properties, as the surrounding areas are residential.
6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives; This will be a positive impact as it will allow for more residential usage.
7. The suitability of the property in question for permitted uses listed in the proposed zoning Classification. This lot size is best suited for a residential zoning classification as it has ample area for a duplex/single family housing.

EXACTA

Illinois Surveyors, Inc.

www.ExactaChicago.com
 P (773)305-4010 • F (773)305-4011
 1730 Park Street, Suite 204, Naperville, IL 60563



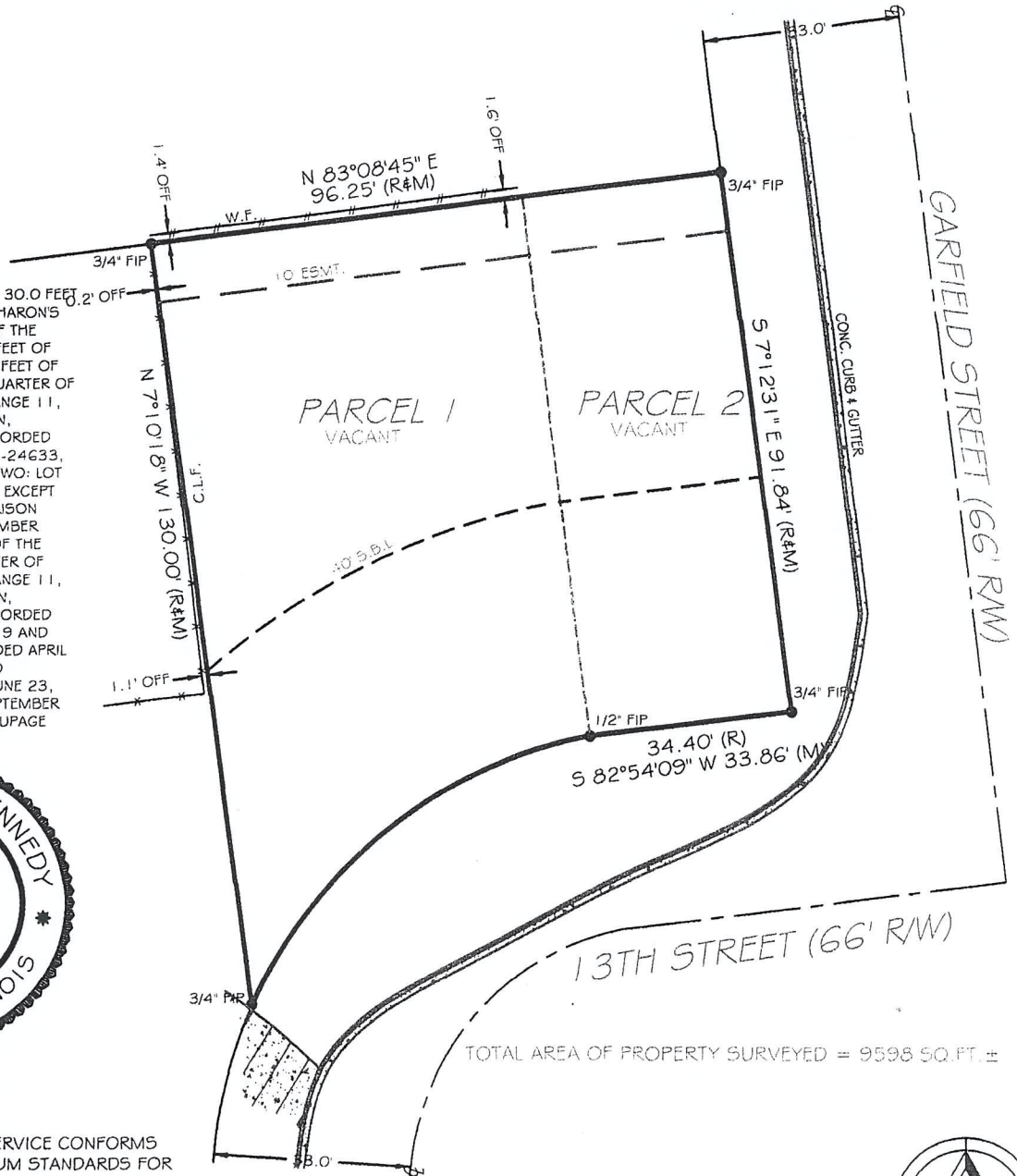
PROPERTY ADDRESS: 13TH STREET LOMBARD, ILLINOIS 60148

SURVEY NUMBER: IL1303.1243

FIELD WORK DATE: 3/28/2013 REVISION DATE(S): (REV.0 3/28/2013)

IL1303.1243
 BOUNDARY SURVEY
 DUPAGE COUNTY

PARCEL ONE: LOT 4 EXCEPT THE NORTH 30.0 FEET AND EXCEPT THE WEST 20.0 FEET IN SHARON'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 376 FEET OF THE NORTH 660 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1961 AS DOCUMENT RG1-24633, DUPAGE COUNTY, ILLINOIS; PARCEL TWO: LOT 32 (EXCEPT THE NORTH 83.0 FEET AND EXCEPT THE EAST 41.0 FEET THEREOF) IN HARRISON HOMES, INC., LOMBARD VILLA UNIT NUMBER TWO, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1954 AS DOCUMENT 714319 AND CERTIFICATES OF CORRECTION RECORDED APRIL 22, 1954 AS DOCUMENT 714319 AND CERTIFICATES OF CORRECTION FILED JUNE 23, 1954 AS DOCUMENT 721020 AND SEPTEMBER 9, 1954 AS DOCUMENT 729526, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
 COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF MARCH, 2013 AT 316 E. JACKSON ST. IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2014
 EXACTA LAND SURVEYORS LB# 5763

TOTAL AREA OF PROPERTY SURVEYED = 9598 SQ. FT. ±



GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.

